

that the parcel has little or no access, thereby being difficult to reach. The following discussion will deal with the problem of access.

A number of parcels in the Roxboro Area have access problems. Some areas that have good industrial potential are not being developed because the railroad is too far away. Other parcels that are provided with adequate railroad frontage are too small or too steep.

One area which has access problems is located in the northwestern section, off Madison Boulevard. There are no streets within the site, and it is landlocked on two sides by residential development. In terms of the other criteria discussed, most of the area is potentially good for all types of development. The main limitation is that the frontage on Madison Boulevard is not easily accessible because Tanyard Creek flows through there. From the Ridge Road side, growth seems a bit more feasible. Street extensions could be made from Manford and Jefferson Streets in order to open the area for development.

There is a predominance of vacant land along the railroad. When the railroad was built the main idea was to locate terminals, transfer points, and industry along its rights-of-way. This did not happen. Many homes were built close to the railroad and now the areas which are vacant are either surrounded by these homes, are too small for development, have steep slopes, or are not served by a major highway.

Utility Extensions

Utility extension policies have a definite effect on how and where land will be developed. The Roxboro Area is fortunate